

**TOWN MANAGER**  
Ken Deal

**TOWN CLERK**  
Pamela Mills

**TOWN ATTORNEY**  
Tom Brooke



**MAYOR**  
Lee Withers

**TOWN COUNCIL**  
Arthur Heggins  
Brandon Linn  
Rodney Phillips  
Charles Seaford  
Steve Stroud

## **TOWN OF CHINA GROVE**

### **A regular meeting of the China Grove Town Council**

**Monday, November 4, 2019**  
**7:00 p.m.**

**China Grove Town Hall**  
**China Grove, North Carolina**

#### **CALL TO ORDER**

Mayor Withers called the regular meeting of November 4th, 2019 to order. He led the audience in the Pledge of Allegiance.

Mayor Withers called roll. All council members were present with the exception of Brandon Linn. There was a quorum.

The meeting started at 7:00 pm at the Town Hall.

Mr. Phillips made a motion to adopt the agenda. Mr. Seaford seconded the motion, which carried unanimously.

Consent Agenda items:

- a) Approve Minutes from October 1st, 2019 regular meeting

Mr. Phillips made a motion to approve the consent agenda. Mr. Heggins seconded the motion, which carried unanimously.

#### **CITIZEN COMMENT**

Blair Lyseski – 314 Chinaberry Drive

Mr. Lyseski stated tomorrow is election day and to get out and vote. He stated we have two great candidates for Mayor. He stated he has known Mr. Withers and Mr. Seaford for some time. He stated he thought this would be a clean run for Mayor but he was disappointed in a letter that was sent out to the residents of this town from a current Councilman. He stated some of it was support for Mr. Seaford but a lot of the letter was a slam on the current Mayor. He stated Mayor Withers has done a great job in keeping this a small town but also moving it forward. He stated he can not support Mr. Stroud or Mr. Seaford due to this letter.

#### **NEW BUSINESS**

- I) LLS Check

Mayor Withers stated the town does a lot of great things but this is one of the best events that go on in this town. He stated he is honored China Grove was chosen for this event. Mr. Harwood stated the Stand Together Music Festival takes a year to plan by all the volunteers. He thanked the town for allowing them to meet in Town Hall. He thanked the volunteers that are the backbone of the event. He stated he has worked with a lot of cancer events over the past ten years and have raised over a quarter of a million dollars. Mr. Harwood present a check for \$50,000.00 to Cathy Bloomberg, Business Development Manager for the Leukemia and Lymphoma Society.

## II) Economic Development Investment Policy

Mr. Shelton stated they have been working with Mr. Deal and Mr. Gover for a few months. He stated the first policy was written in 2011 and is in need of some updating. He stated the main purpose is to recruit industry to the town and to create businesses in the community. He stated it is also important to retain jobs and have a positive return for the town. He stated it is important to state in the policy that existing business have access to these incentives as well. He stated the council needs to consider what are the thresholds for incentives. He stated a good starting point is 1.5 million dollars for a new company with a minimum of 15 new full time jobs and 1 million dollars for an existing company with 10 new full time jobs. He stated the Council needs to consider what type of companies that would be eligible.

Mr. Phillips asked what is the processes of how this is inactive. Mr. Shelton stated they will discuss the basics with the Town Manager, Mayor and business owner. He stated then they would be introduced to State contacts and State incentives. He stated they put the whole package together and approach the Town with the next steps involved. Mr. Shelton stated they will make it clear to the clients that towns want to grow their tax base and require annexation if services are provided.

Mr. Deal stated no action needs to be taken at this point. He stated if the council has any changes to send those to him and they can get a final draft together for approval.

## III) Garbage and Recycling Service Discussion

Mr. Deal stated our previous Solid Waste Company owned their own Recycling Center. He stated the Town paid a low rate for the recycling collection. He stated North Davidson has currently sold the business and the current carrier, Waste Industries has to sell our recycling to a center. He stated the cost to continue recycling will go up come January. He stated unfortunately for small towns like ours we are looking at a .03 cent increase in taxes to continue recycling. He stated the question he has is if we would like to continue. He stated if we continue to recycle after July it would cost the Town an additional \$106,000. He stated if we discontinue recycling the cost would be \$21,000. He stated we have the option to recycle every other week until December 31<sup>st</sup> or stop it now or do we want to pay the additional \$106,000 to continue.

Mr. Seaford stated a lot of our recycling was being shipped to China and they no longer take it. He stated until the market for recycling is back up small towns will be forced to not offer the service.

Mr. Deal stated we have discussed placing a recycling center on a property on Bostain Road and North Chapel Street. He stated he has spoke with the County about this option.

Mr. Stroud stated he has always recycled at home. He stated when the town stopped recycling, he paid a company to pick up their recycling. He stated but in good conscience he cannot pay the fees that are being presented for this service. He stated he believes the town should stop at the end of the year. Mayor Withers stated \$106,000 is a large amount for this service. He stated he is ok with discontinuing the service right away.

Mr. Stroud made a motion to discontinue recycling on January 1, 2020. Mr. Heggins seconded the motion, which carried unanimously.

## COUNCIL UPDATES

Mr. Stroud thanked Mr. and Mrs. Brookes for hosting the Friday Nights in China Grove movie event in Salisbury. Mayor Withers stated it was great that the Town was highlighted in the film.

Mayor Withers stated he has enjoyed working with the students that are apart of the Mayors Youth Council. He stated a student at Carson High School that is very active in politics has been doing job shadowing. He stated to see the excitement in the youth that are interested in the Town is great.

Mr. Seaford thanked all the downtown merchants for hosting the Downtown Trick or Treating. He stated as usual it was a great event.

## **DEPARTMENT UPDATES**

### **I) Police Department monthly updates**

Chief Deal stated the department is going through some employee changes. He stated we lost one to Landis and one to Cabarrus County. He handed his report to the Council.

### **II) Public Works Department monthly updates**

Mr. Deal stated the snowflake lights will go up on November 12<sup>th</sup>. He stated that week all Christmas decorations will be out.

### **III) Administration Department monthly updates**

#### **a) Finance**

Mrs. Bopp stated the audit should be done soon. She stated as soon as she has the numbers, she will send them out.

### **IV) Fire Department monthly updates**

Chief Zimmerman stated everything is running smoothly.

## **OTHER BUSINESS**

### **I) Park Master Plan Discussion**

Mr. Phillips stated we have done a lot in the past four years with the Parks and Recreation Department. He stated in the 2020 budget year we set \$15,000 aside to create a master plan in order to apply for the NC PARTF Grant. He stated we have received Statement of Qualifications from several companies and he would like to recommend moving forward with the master plan.

Mayor Withers thanked Mr. Phillips for leading the discussion. He stated this has been a passion of his to apply for a grant to update the Community Building block and update the park. He stated the Park and Recreation board is dedicated to the town and have done a lot in the past couple of years updating other parks in the town.

Mr. Stroud stated he appreciates the work that the Parks and Recreation Board has done. He stated he does not believe paying \$18,000 for a master plan is the best way to spend the funds set aside. He stated he does not believe the town will have the funds to match the grant if received.

Mr. Phillips stated the Council agreed at the budget meeting that it was a good idea when it was presented. Mr. Stroud stated he thought the town would only need to come up with 20%. Mayor Withers stated he looked back at the minutes from the budget meeting and the Council was presented with the cost of how much the town would need to match if we received the grant. He stated he discussed raising taxes to put money back in order to have the funds to pay for it. He stated if we do not move forward with the master plan it has wasted a lot of town staff time and the members of the Parks and Recreation Boards time.

Mr. Seaford stated he is concerned with the time frame and hosting community input in November and December. Mr. Deal stated the grant does not have to be applied for this year. He stated the grant can be applied for anytime in a five-year period since the master plans are typically good for five years.

Mr. Phillips stated this is a big decision and the Council needs to be united. Mayor Withers stated there are many people in the community and on the Parks and Recreation Board that want to see the development of the Community Park to move forward. He stated even if we do not apply for a grant, they want the Master Plan.

Mr. Deal stated we can set the amount of the grant that we apply for. Mr. Gover stated the town has \$15,000 in the budget already. He stated the grant does not have to be applied for this year. He stated we can get the master plan and phase out the project over time. He stated the most important part of the process is getting community input.

The Council agreed to move forward with the Master Plan.

#### **CLOSED SESSION**

I) Economic Development, Personnel Matters – General Statute 143-318.11. (a) (4)(6)

Mr. Phillips made a motion to go into Closed Session at 8:28 pm pursuant to NC General Statute 143-318.11(a)(4)(6) to discuss Economic Development and Personnel Matters. Mr. Seaford seconded the motion, which carried unanimously.

There was no action taken.

Mr. Stroud made a motion to come out of Closed Session at 8:50 pm. Mr. Seaford seconded the motion, which carried unanimously.

#### **ADJOURNMENT**

Mr. Stroud made a motion to adjourn. Mr. Heggins seconded the motion, which carried unanimously.

**Respectfully Submitted,**

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**Pamela L. Mills, CMC**  
**Town Clerk**

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**Lee Withers**  
**Mayor**